1.

APPENDIX 1

Nightcap Village Concept Plan

(Draft Component of the Development Control Plan)

NIGHTCAP VILLAGE CONCEPT PLAN

Concept Proposals for the Development of the Site

Under Clause 83 of the EP&A Act 1979

(**Draft Component of the Development Control Plan)**

Prepared for Nightcap Village Pty Ltd by

Urban Systems

August 2006

Table of Contents

1. INTRODUCTION

1.1 Name of the Plan

1.2 Application

1.3 Status

1.4 Purpose of the Plan

1.5 Aims of the Plan

1.6 Relationship to other plans

1.7 Using the Plan

1.8 General Provisions

2. CONCEPT PLAN FOR NIGHTCAP VILLAGE

2.1 Vision for Nightcap Village

2.2 Concept Plan Objectives

3. PRECINCT INTENTS AND DEVELOPMENT GUIDELINES

3.1 Preamble

3.2 Precinct 1 – Village Lots

3.3 Precinct 2 – Village Housing

3.4 Precinct 3 – Mixed Village

3.5 Precinct 4 – Tourism and Special Uses

3.6 Precinct 5 – Open Space and the Public Domain

3.7 Precinct 6 – Environmental Open Space and Rehabilitation

3.8 Movement, Access and Parking

3.9 Flooding, Landslip and Bushfire Management

3.10 Environmental Performance and Sustainability

3.11 Lands Complementary to Nightcap Village

4. DEVELOPMENT AND INFRASTRUCTURE STAGING PLAN

4.1 Development and Infrastructure Staging Objectives

4.2 Indicative Development and Infrastructure Staging Sequence

4.3 Timing of Development and Infrastructure

4.4 Stages and Master Lots

5. NIGHTCAP VILLAGE MANAGEMENT

5.1 The construction of Nightcap Village

5.2 Responsibility for maintenance and on-going management of infrastructure and facilities

5.3 Nightcap Village Management Committee

FIGURES

Figure 1 Nightcap Village Zone Boundary

Figure 2 Nightcap Village Concept Plans

Figure 3 Village Lots Precinct – Preliminary Concept

Figure 4 Village Housing Precinct – indicative development examples

Figure 5 Mixed Village Precinct – indicative development examples

Figure 6 Tourism and Special Uses Precinct – indicative uses

Figure 7 Open Space and the Public Realm – indicative examples

Figure 8 Lands Complementary to Nightcap Village

Figure 9 Development and Infrastructure Staging Plan

1. Introduction

1.1 NAME OF THE PLAN

The name of this plan is the Tweed Development Control Plan Nightcap Rural Village Concept Plan.

1.2 APPLICATION

The plan applies to the area zoned as 2(d) Village Residential as shown in **Figure 1** and known as the Nightcap Rural Village.

The plan also applies to land outside the Village boundary which is used for the following purposes:

- sewerage treatment plant;
- recycled water disposal;
- water storage;
- market gardening;
- easements associated with the above;
- bushfire protection.

1.3 STATUS

This Plan applies to all development on public and private land in Nightcap Village including:

- building on small lots;
- the development of integrated housing and multi-unit housing;
- land subdivision;
- development of community uses;
- commercial and employment development;
- development in parks;
- service infrastructure including roads.

1.4 PURPOSE OF THE PLAN

The purpose of this Plan is to enable Nightcap Village to be developed as a vibrant rural village and in a way which minimises environmental impact.

1.5 AIMS OF THE PLAN

The aims of the Plan are to:

- Provide for the orderly and proper development of Nightcap Village in stages.
- Implement the intent of the Draft Far North Coast Regional Strategy.
- Implement the objectives and provisions of the Zone 2(d) – Village as contained in the Tweed LEP.
- Encourage a mix of housing in the Village.
- Encourage a range of employment opportunities in the Village.
- Develop a distinctive development style based on traditional village values but in contemporary building vernacular.
- Encourage the development of a sustainable Village which has a high degree of self-sufficiency.

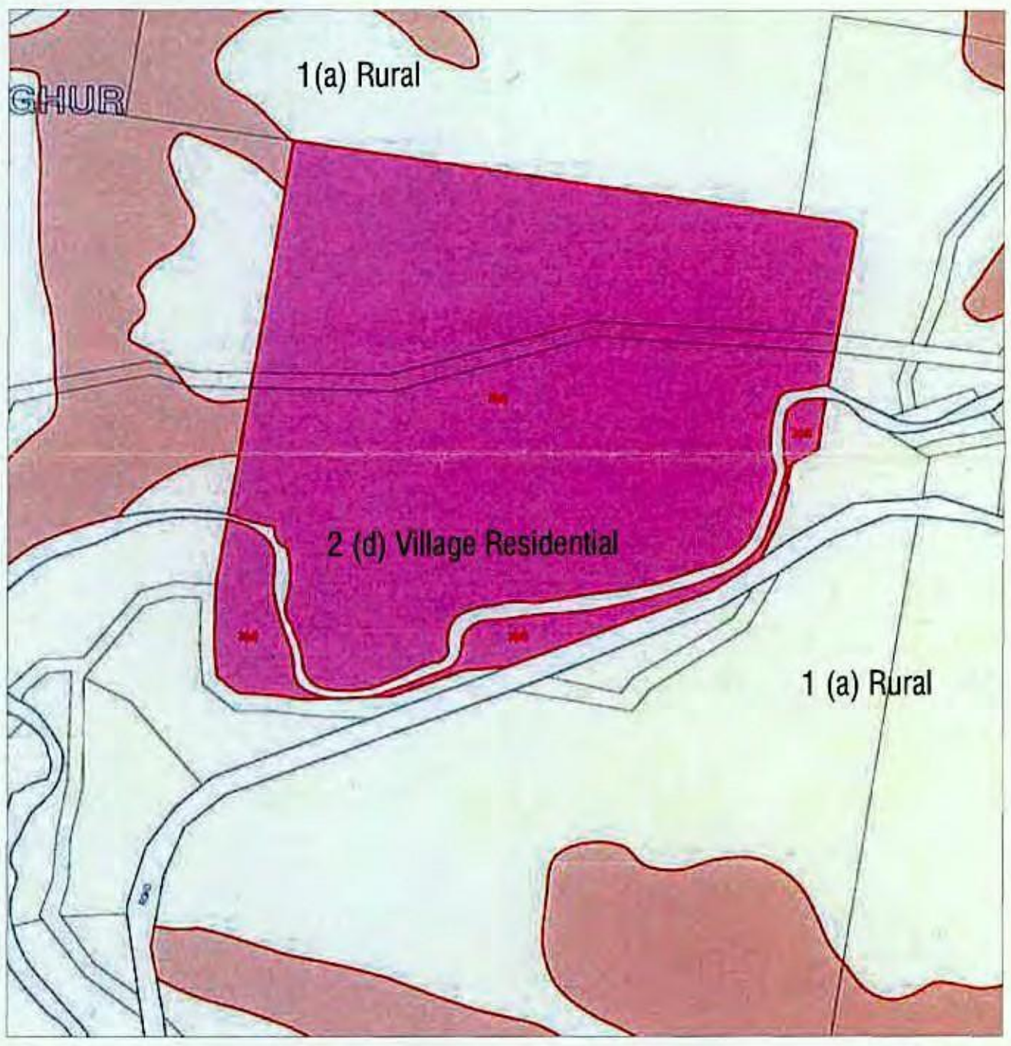


FIGURE 1
Nightcap Village Zone Boundary
Tweed Shire Council
Local Environment Plan 2000

1.6 RELATIONSHIP TO OTHER PLANS

This Plan has been prepared in accordance with the requirements of:

- Section 83B and 83C of the Environmental Planning and Assessment Act (EP&A Act);
- Section 72 of the EP&A Act; and,
- Part 3 of the Environmental Planning and Assessment Regulation.

The Plan came into effect on (date to be inserted) in accordance with Clause 21(4) of the Regulation.

This Plan establishes the planning framework for the development and conservation of Nightcap Village and supplements the provisions of the Tweed LEP 2000. The plan also draws on the content of the Draft Far North Coast Regional Strategy (Department of Planning 2006).

The Tweed LEP 2(d) Village Residential zone provides the statutory framework for the Nightcap development. Within the zone this Plan provides guidance for development and planning decisions through Precinct Objectives and Acceptable Solutions.

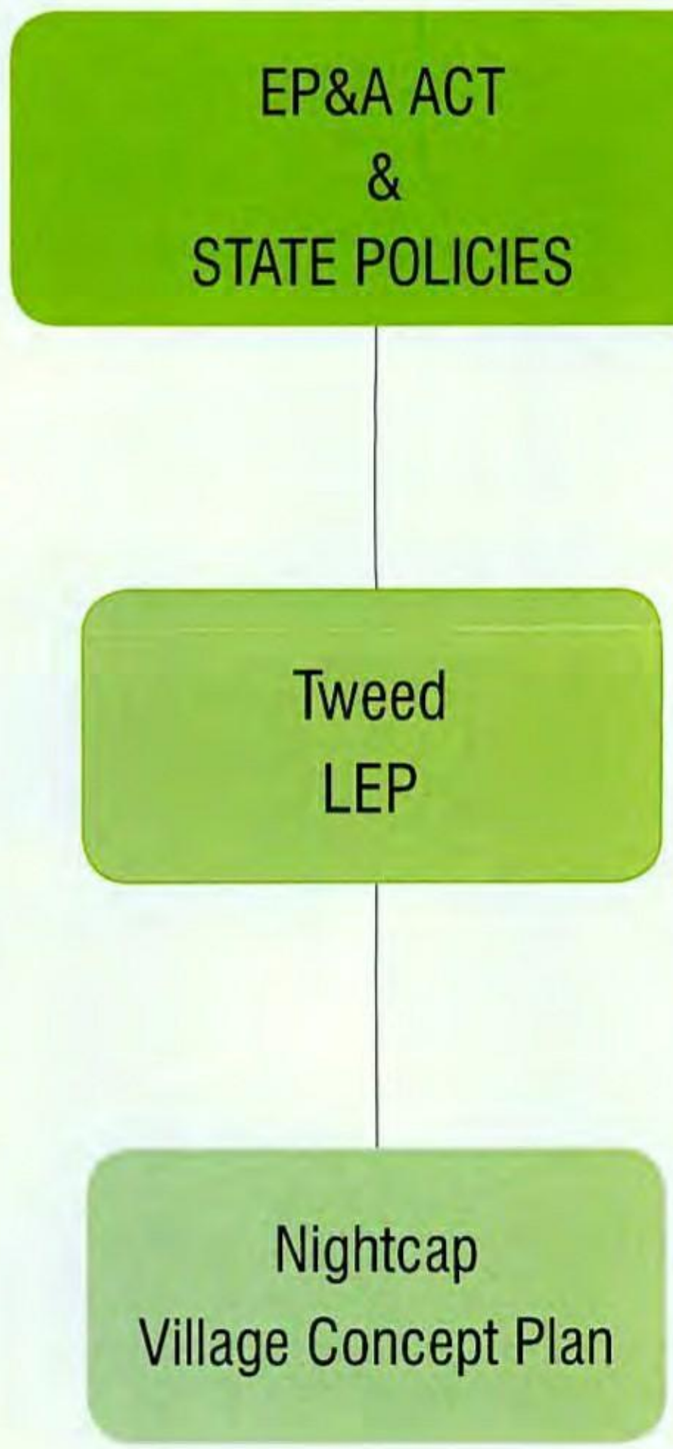
Design detail will be provided by individual plans for Precincts within Nightcap Village. Design detail will be guided by the Objectives and Acceptable Solutions for each Precinct which are contained in this Plan.

To encourage good overall design and utilise the body of knowledge held by Council, it is important that linkages are made between this Plan and other components of the Tweed DCP including:

- DCP No.2 – Parking Code
- DCP No.5 – Flood Liable Land
- DCP No.6 – Multi-Dwelling Housing
- DCP No.16 – Subdivision Manual
- DCP No.26 – Child Care Centres
- DCP No.29 – Energy Smart Homes
- DCP No.47 – Cut and Fill on Residential Land

Reference to these DCP's is made in the Plan but in the event of any inconsistency between this Plan and other development control plan components, policies and codes, this Plan prevails.

State Environmental Planning Policies and Regional Environmental Plans may apply to the land to which this plan applies now or at some time in the future. Where this occurs, the statutory provisions of those policies and plans prevail over this plan.



1.7 USING THE PLAN

This plan sets the objectives and general parameters for the development of Nightcap Village through:

- The **Village Concept Plan** including the delineation of Precincts and Concept Plan objectives.

- **Precinct** intents, objectives and acceptable solutions. These set the framework for Precinct development and the preparation and approval of detailed **Precinct Plans** and development applications. A development application may include a Precinct Plan.

- A **Development and Infrastructure Staging Plan** for the Village to ensure the sequential and orderly provision of infrastructure, services and development.

- The delineation of **Master Lots** which can be developed separately provided that a Precinct Plan has been prepared and proposed development is generally in accord with the Staging Plan.

- A **Management Plan** which sets out requirements as to the responsibility and provision of infrastructure and other matters including land outside the Nightcap Village boundary but which contributes directly to the servicing or amenity of the Village.

1.8 GENERAL PROVISIONS

No development is to occur without the approval of a Precinct Plan except works required for temporary access or infrastructure.

Compliance with the objectives and acceptable solutions will be the overriding consideration when assessing a proposed development.

Variations to numeric provisions will be accepted where the applicant can clearly demonstrate that the objectives and performance criteria will be achieved.

2. Concept Plan for Nightcap Village

2.1 VISION FOR NIGHTCAP VILLAGE

The vision for Nightcap Village is to develop a vibrant rural village community of distinctive character which is renowned for its sense of community, design excellence, mix of village housing, employment activities and conservation approach.

2.2 CONCEPT PLAN OBJECTIVES

The Concept Plan for Nightcap Village as depicted in **Figures 2a and 2b** has the following objectives:

Objective 1 – Accommodate a permanent population of about 1,000 people at Nightcap with provision for up to 450 dwellings.

Objective 2 – Provide a mix of dwelling types and of mixed affordability including detached houses on larger lots, smaller lot housing, semi-attached housing.

Objective 3 – Provide substantial employment in the Village centred on the Main Street and through the provision of mixed use areas, the encouragement of trades and home employment and convention and tourist facilities.

Objective 4 – Encourage a pedestrian environment through paths and links between facilities and visitor car parking outside the village precinct.

Objective 5 – Develop a distinct design vernacular which embraces traditional values but uses contemporary architectural principles, styles and materials.

Objective 6 – Provide a vibrant town centre hub for the Village.

Objective 7 – Preserve and add to significant flora and fauna on the site, particularly along the Tweed River.

Objective 8 – Provide a range of connected passive and active open space for Village residents including a village square, sports oval and a village green.

Objective 9 – Thoroughly integrate Village life and activities with the surrounding landscape through the provision of trails and tracks, a market garden, woodlots and recreational activities on adjacent land.

Objective 10 – Attract interest in rural village living as an alternative to development along the coast.

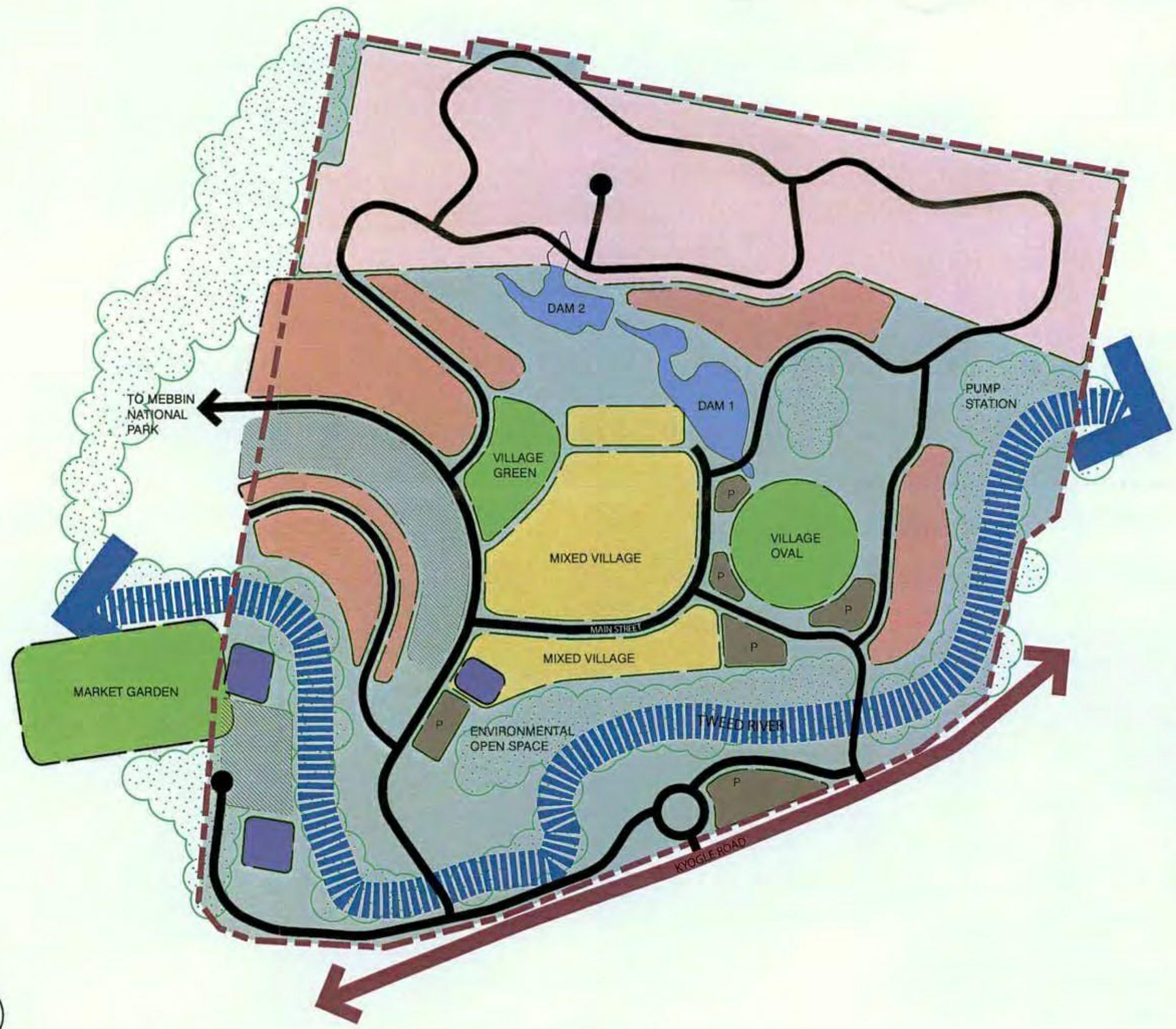


FIGURE 2a
Concept Plan A
Precincts

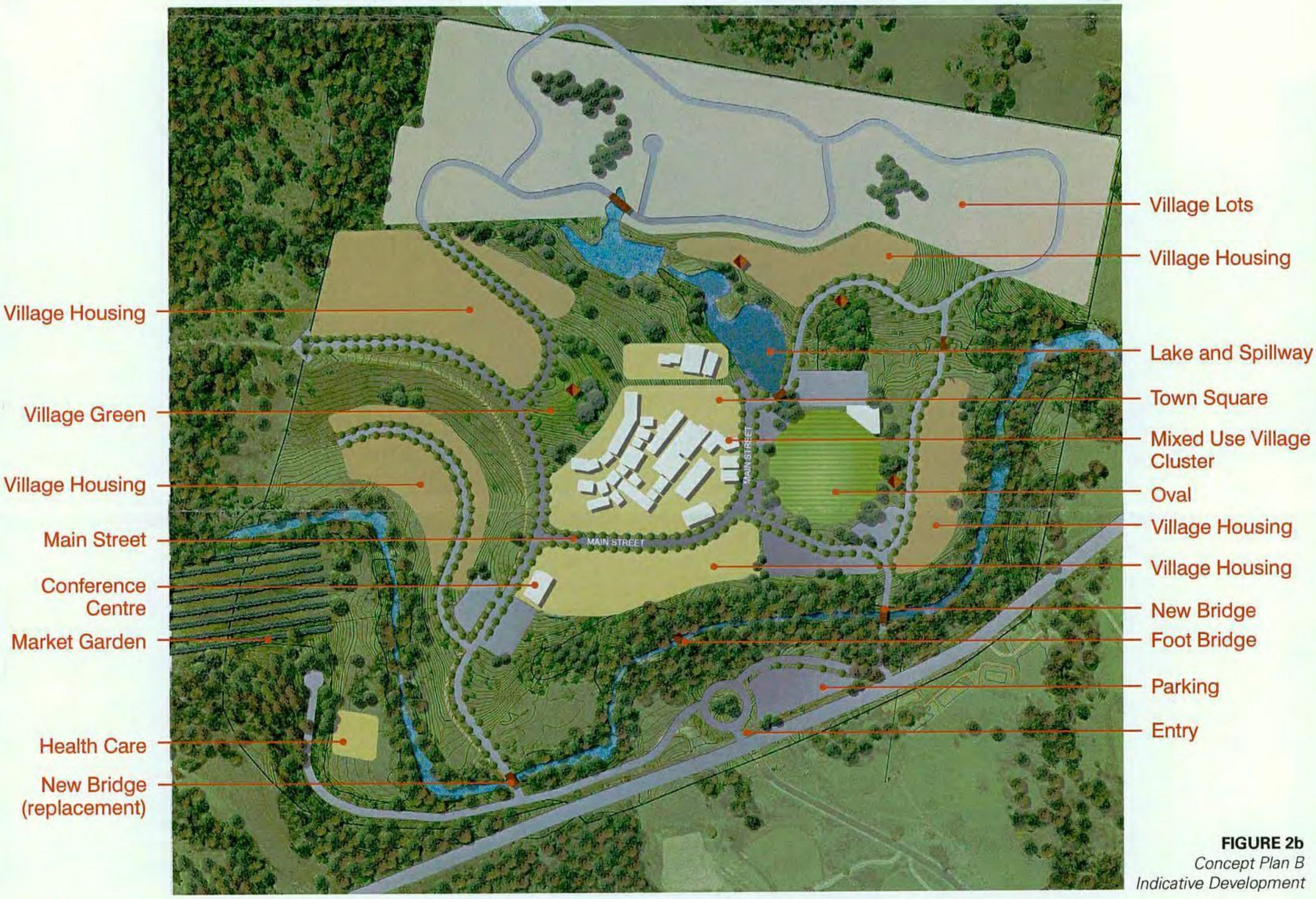


FIGURE 2b
Concept Plan B
Indicative Development

3. Precinct Intents and Development Guidelines

3.1 PREAMBLE

This section details precinct intents and development guidelines. The development guidelines are in the form of precinct objectives and acceptable solutions.

General design principles for precincts are shown in **Figures 2a** and **2b** (Concept Plans), and in indicative development examples for each precinct.

3.2 PRECINCT 1 – VILLAGE LOTS

Intent

This precinct will accommodate lower density detached housing on individual lots which are well connected to the village centre and open space.

Indicative development for Precinct 1 is shown in **Figure 3.**

PRECINCT 1 OBJECTIVES	ACCEPTABLE SOLUTIONS
1. An attractive lower density village residential environment	1.1 An average lot size of no less than 500m² 1.2 A maximum building height of 8.5 metres, as measured from finished ground level 1.3 A maximum site cover of 50% 1.4 A minimum side setback of 2.0 metres excluding eaves, which may be set back 1.0 metre from side boundaries 1.5 A minimum front setback of 3.0 metres 1.6 Dwelling design generally in keeping with the principles shown in Figure 3 or the indicative dwelling designs contained in a Precinct Plan
2. Integrated development in accordance with a detailed Precinct Plan	2.1 An approved Precinct Plan which specifies: • Any required drainage or service easements • The staging of infrastructure and development • The size, number and disposition of lots • A building envelope for lots less than 450m² • The width and design of roads • Indicative house designs, including recommended materials • Areas of open space and connectivity between open space • Landscape treatment of streets, public open space, and any other public areas • Any variation to the standards specified in DCP 16 – Subdivision Manual, or any other relevant Council DCP
3. Low key residential use	3.1 Uses are restricted to: • Predominately detached residential dwellings • Home business and home industry • Recreation facilities • Ancillary activities in keeping with low key residential use • Allowable uses as set down for the 2 (a) Low Density Residential zone in the Tweed LEP 3.2 Any buildings other than detached dwellings are located on collector streets.

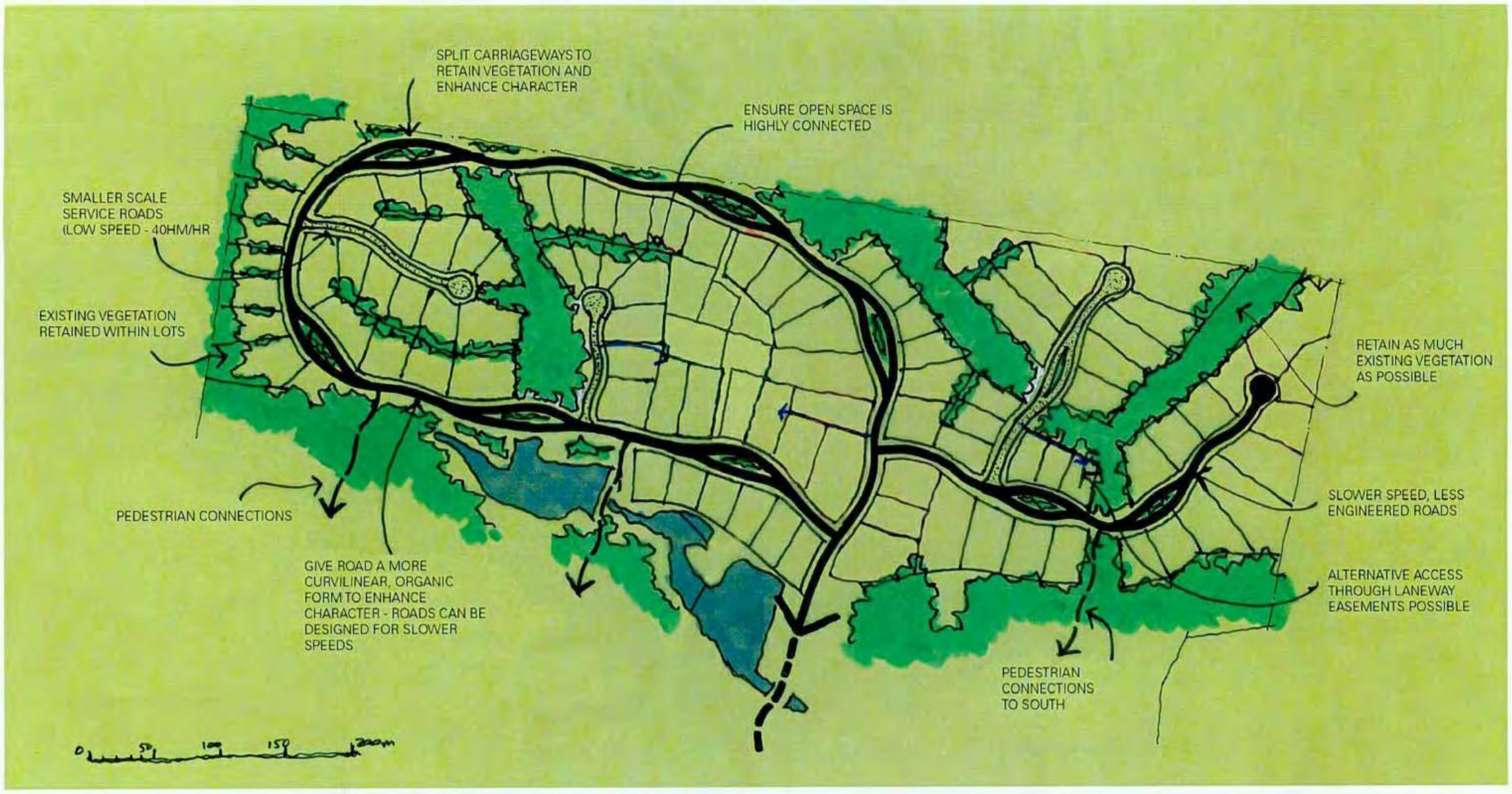


FIGURE 3
Village Lots Precinct
Preliminary Concept

3.3 PRECINCT 2 – VILLAGE HOUSING

Intent

This precinct will accommodate a mix of attached, semi detached and small lot housing designed to complement each other and provide an attractive village streetscape. Village housing is an easy walk from central facilities and services and is close to active and environmental open space.

Indicative development examples for Precinct 2 are shown in **Figure 4.**

PRECINCT 2 OBJECTIVES	ACCEPTABLE SOLUTIONS
1. An attractive two to three storey mixed housing environment with limited three storey buildings	1.1 A maximum floorspace ratio of 0.8:1 1.2 A maximum building height of 9.5 metres as measured from finished ground level 1.3 Compliance with BASIX 1.4 Dwelling design generally in keeping with the principles shown in Figure 4 or the indicative dwelling designs contained in a Precinct Plan
2. Integrated development in accordance with a detailed Precinct Plan	2.1 An approved Precinct Plan which specifies: • Any required drainage or service easements • The staging of infrastructure and development • The size, number and disposition of small lots • A building envelope for lots less than 450m2 • The width and design of roads • Indicative dwelling designs and massing diagrams for attached and semi-detached dwellings including integrated housing and multi-dwelling housing • Preferred building materials and colours for all dwellings • Streetscape elevations for dwelling groupings • Areas of public space and their treatment • Landscape treatment of streets • Location and configuration of common parking areas • Any variation to the standards specified in DCP 16 – Subdivision Manual or any other relevant Council DCP
3. Adequate vehicular parking in keeping with a village environment	3.1 A minimum of one on-site car space per dwelling 3.2 Grouping of visitor car spaces in common parking areas 3.3 Overall parking provision in accordance with DCP2 – Site Access and Parking Code
4. Higher intensity residential use	4.1 Uses generally restricted to: • Mixed residential housing including detached dwellings, integrated housing and multi-dwelling housing • Home business and home industry • Recreation facilities • Ancillary activities in keeping with higher intensity residential use • Allowable uses as set down in Items 1 and 2 of the 2 (d) Village Zone in the Tweed LEP 4.2 Higher intensity residential and other uses are concentrated on collector street frontages.

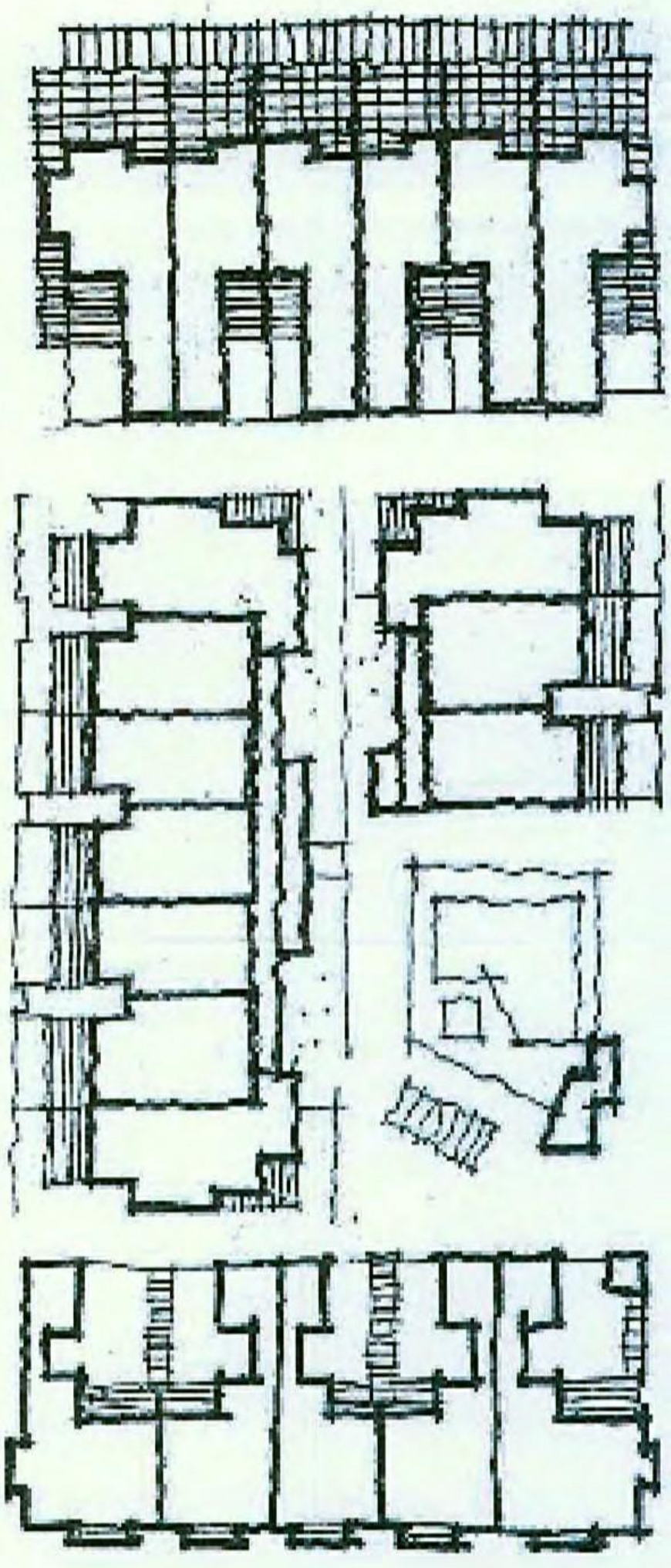


FIGURE 4
Village Housing Precinct
Indicative Development Examples

3.4 PRECINCT 3 – MIXED VILLAGE

Intent

This precinct will accommodate a mix of residential, employment, commercial, service and community uses designed to complement each other and provide a vibrant mixed use village atmosphere in the centre of the village.

Indicative development examples for Precinct 3 are shown in **Figure 5.**

PRECINCT 3 OBJECTIVES	ACCEPTABLE SOLUTIONS
1. An attractive two to three storey mixed use environment	1.1 A maximum floorspace ratio of 1.5:1 1.2 A maximum building height of 11.5 metres as measured from finished ground level 1.3 Building to the street frontage 1.4 Compliance with BASIX 1.5 Dwelling design generally in keeping with the principles shown in Figure 5 or the indicative dwelling designs contained in a Precinct Plan
2. Integrated development in accordance with a detailed Precinct Plan	2.1 An approved Precinct Plan which specifies: • Any required drainage or service easements • The staging of infrastructure and development • The size, number and disposition of small lots • A building envelope for lots less than 450m2 • The width and design of roads • Indicative dwelling designs and massing diagrams for attached and semi-detached dwellings including integrated housing and multi-dwelling housing • Preferred building materials and colours for all dwellings • Streetscape elevations for dwelling groupings • Areas of public space and their treatment • Landscape treatment of streets • Location and configuration of common parking areas • Any variation to the standards specified in DCP 16 – Subdivision Manual or any other relevant Council DCP
3. Adequate vehicular parking in keeping with a village environment	3.1 A minimum of one on-site car space per dwelling 3.2 Grouping of visitor car spaces in common parking areas 3.3 Overall parking provision in accordance with DCP2 – Site Access and Parking Code
4. Higher intensity residential and mixed use	4.1 Uses include: • Community use • Home business and home industry • Hotel • Industry • Integrated housing • Multi-dwelling housing • Recreation • Restaurant • Shop • Tourist Accommodation • Allowable uses as set down in Items 1 and 2 of the 2(d) Village Zone in the Tweed LEP 4.2 Higher intensity residential and other uses are concentrated on the Main Street frontage.

FIGURE 5
Mixed Village Precinct
Indicative Development Examples

3.5 PRECINCT 4 – TOURISM AND SPECIAL USES

Intent

Develop suitable Village sites for tourism and special uses to add to the employment and activity base of the Village and the eco-tourism base of the Mt Warning/Nightcap area.

Indicative development examples for Precinct 4 are shown in **Figure 6.**

PRECINCT 4 OBJECTIVES	ACCEPTABLE SOLUTIONS
1. Special use and tourism facilities add to the employment and ecotourism base for the Village and the area	1.1 Acceptable uses include: • Convention/seminar facilities and associated accommodation • Hotel • Backpackers and tourist accommodation • Health centre 1.2 Significant facilities are located on nominated sites
2. Special use and tourism facilities reflect village character	2.1 Facilities are generally in keeping with the development parameters for the Mixed Village Precinct

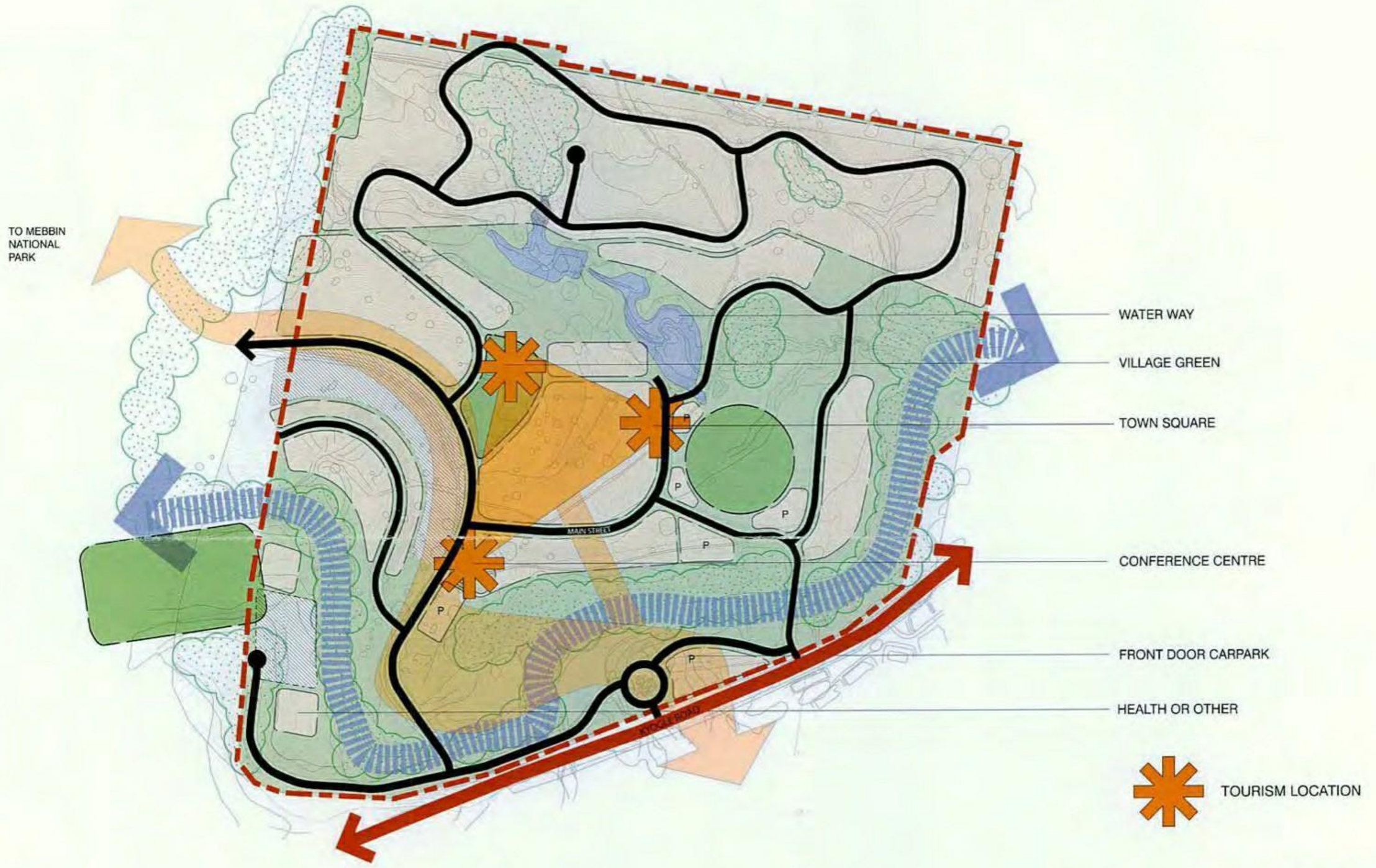


FIGURE 6
Tourism and Special Uses Precinct
Indicative Uses

3.6 PRECINCT 5 – OPEN SPACE AND THE PUBLIC REALM

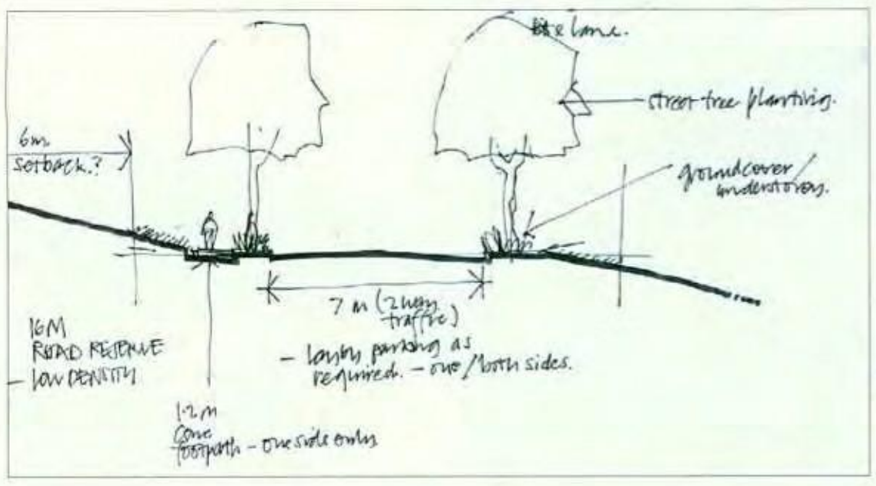
Intent

Open Spaces are developed as passive and active public areas of quality in keeping with their location and function and are well connected.

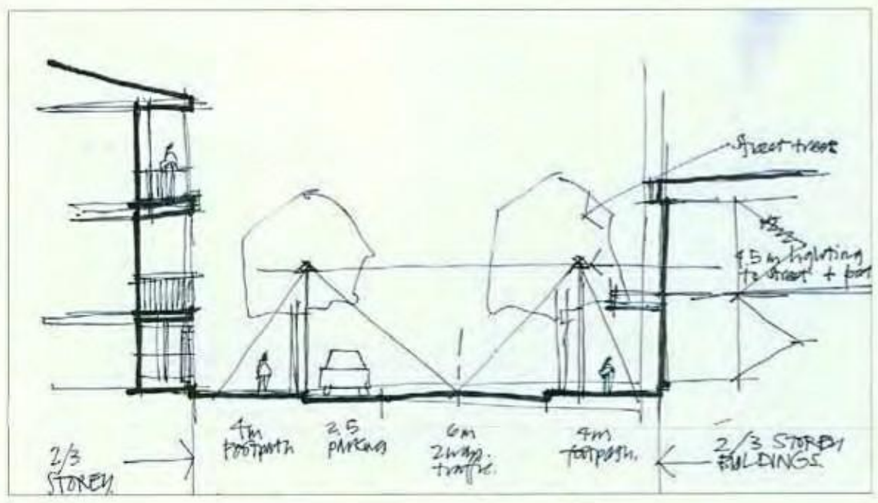
Street landscaping and pedestrian facilities are of distinctive design and reflect the type and intensity of activity fronting them.

These intents are reflected in **Figure 7** – Open Space and Pedestrian Connections together with illustrative examples.

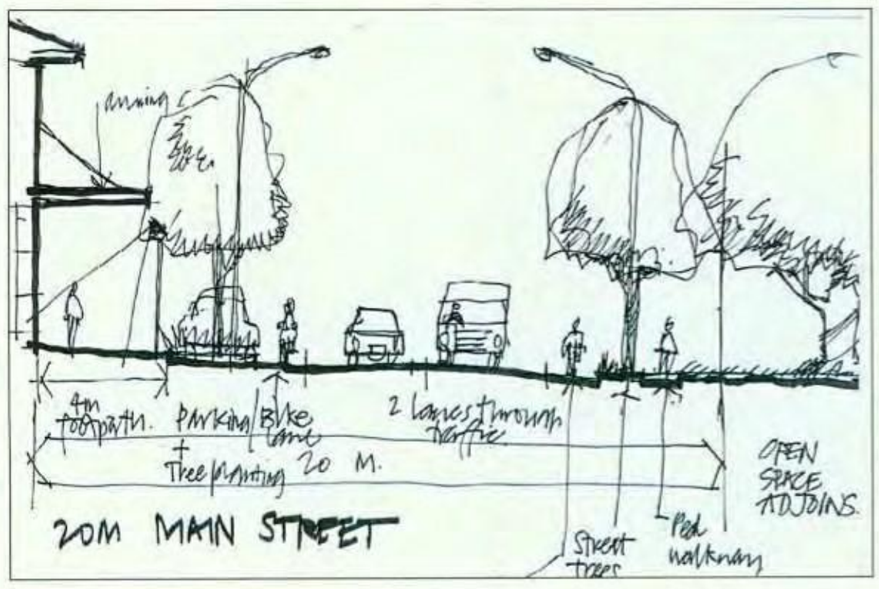
PRECINCT 5 OBJECTIVES	ACCEPTABLE SOLUTIONS
1. The Village Green is developed as the premier passive open space	1.1 Precinct Plans utilise and respect vistas to and from the Village Green and fig trees 1.2 The fig trees and curtilage are protected 1.3 Seating and planting conforms to an integrated design
2. The Village Oval is developed as a multi-purpose active open space	2.1 Uses include: • Active recreation • Markets and fairs • Rallying points for clubs and organisations 2.2 Development including fencing, planting, seating and parking conforms to an integrated design
3. The Town Square is the centre of Village life	3.1 Development including paving, colours and materials and all buildings fronting the Square conform to an integrated design 3.2 Buildings are able to accommodate mixed use around the square
4. The Market Garden provides a communal source of food production	4.1 Development including fencing, plot layout and access conforms to an integrated plan 4.2 All residents have the opportunity to access a plot through body corporate arrangements 4.3 The area is only to be used for food production and ancillary uses eg. storage of produce and machinery
5. Streetscape frontages are active and attractive	5.1 Built to boundary street frontages in the Mixed Village Precinct 5.2 Themed street boulevards in accord with Precinct Plans 5.3 Segregated pedestrian paths on at least one side of streets 5.4 Clear and discreet signage on building facias in accord with sign design guidelines 5.5 Tree and shrub selection guided by "Trees and Shrubs – A Guide for Selection in the Tweed Shire"
6. Water bodies and environs are safe and environmentally stable	6.1 Batter slopes and fencing in accord with ASA and DCP 16 – Subdivision Manual 6.2 Planting of indigenous species along water body edges in accord with an integrated design and management plan 6.3 Water quality is monitored on an annual basis
7. Pedestrians are able to walk easily between open space areas and major activity areas	7.1 Links and pathways are established in accord with Figure 7 – Open Space and Pedestrian Connections or Precinct Plans 7.2 Paths conform to an integrated design



16m Village Lot



17m Residential



20m Main Street

FIGURE 7
Open Space and Public Realm
Indicative Developement Examples

3.7 PRECINCT 6 – ENVIRONMENTAL OPEN SPACE & REHABILITATION

Intent

Environmental open space areas along the Tweed River and along smaller watercourses are protected, nurtured and buffered from adjacent development. Areas nominated for rehabilitation are replanted with indigenous species.

Environmental open space and rehabilitation areas are shown in **Figure 2a.**

PRECINCT 6 OBJECTIVES	ACCEPTABLE SOLUTIONS
1. Plant out and protect environmental open space	1.1 Adherence to the recommendations of the Ecological Assessment and Environmental Management Plan for Nightcap Village (Cardno July 2006) 1.2 Management in accord with an approved Plan of Management 1.3 Uses may include: • Forestry • Bushfire hazard reduction • Limited recreation including a walking trail along the north side of the Tweed River • Passive recreation facilities such as seating, barbeques • Utility pump stations
2. Rehabilitate steep or otherwise undevelopable areas of the site	2.1 Planting and maintenance in accord with a rehabilitation plan 2.2 Planting with indigenous species and guided by "Trees and Shrubs – A Guide for Selection in the Tweed Shire"

3.8 MOVEMENT, ACCESS AND PARKING

Intent

A safe, pedestrian oriented village environment where car access is available and safe, but car trips are not encouraged. Car parking for visitors is grouped in strategic locations.

OBJECTIVES	ACCEPTABLE SOLUTIONS
1. Encourage pedestrian/bicycle movement	1.1 Develop pedestrian linkages in accord with Figure 7 – Open Space and Pedestrian Linkages
2. Promote a safe car environment and reduce the impact of visitor car movements	2.1 Develop car parks in accord with Figure 2 – Concept Plan so that visitor car parking is grouped in the lower part of the village 2.2 Implement a 40 km/hr speed limit throughout the Village 2.3 Road widths are kept to a minimum to discourage speeding 2.4 Rear lane access supplements street access in Precinct 2 – Village Housing, and in Precinct 3 – Mixed Village 2.5 Two points of access for the Village are provided from Kyogle Road 2.6 Entry/exit statements are provided on Kyogle Road 2.7 Street and driveway access design conforms with DCP 16 – Subdivision Manual or an approved Precinct Plan
3. Parking provision is matched to the intensity of development and is unobtrusive	3.1 Parking provision conforms with the provisions of DCP 2 – Site Access and Parking Code, or an approved Precinct Plan 3.2 Garages, driveways and parking structures do not dominate the street frontage

3.9 FLOODING, LANDSLIP AND BUSHFIRE MANAGEMENT

Intent

Development is protected from flooding, landslip and bushfire hazard.

OBJECTIVES	ACCEPTABLE SOLUTIONS
1. Development, including infrastructure, is protected from flooding from the Tweed River, watercourses and water storages	1.1 Development and infrastructure conforms to DCP 5 – Flood Liable Land and the Nightcap Village Flood Study (Cardno 2006)
2. Development is not located in areas of potential landslip	2.1 Development on steeper slopes is avoided and conforms to the Nightcap Village Geotechnical Investigations (Cardno 2006)
3. Development is protected from bushfire	3.1 Development conforms with "Planning for Bushfire Protection" (NSW Rural Fire Service), bushfire management requirements contained in DCP 16 – Subdivision Manual and the Bushfire Management Plan for Nightcap Village (Cardno 2006)

3.10 ENVIRONMENTAL PERFORMANCE AND SUSTAINABILITY

Intent

Nightcap Village has minimal impact on its surrounding environment, particularly the Tweed River, and Village infrastructure uses sustainable and cost effective technologies.

OBJECTIVES	ACCEPTABLE SOLUTIONS
1. All buildings employ energy and water saving technology	1.1 Buildings comply with design and energy saving criteria in BASIX and DCP 39 – Energy Smart Homes Policy 1.2 All buildings have rain water tanks with direct plumbing 1.3 Precinct Plans include and encourage energy saving building design including orientation and solar energy collection
2. Stormwater does not adversely impact on the water quality of the Tweed River and tributaries	2.1 Stormwater retention and treatment is based on the Stormwater Concept Plan for Nightcap Village (Cardno 2006) 2.2 A detailed stormwater plan is included in Precinct Plans and for any new individual developments 2.3 Stormwater is collected and reused on-site and on the market garden 2.4 Stormwater system design maximises on-site filtration, stormwater retention and reuse 2.5 Stormwater impact on the Tweed River is monitored annually
3. Effluent treatment prevents adverse impact on the water quality of the Tweed River and tributaries	3.1 Sewerage treatment is to tertiary level by a membrane technology treatment plant 3.2 Treated effluent is disposed to woodlot or other areas designed for the purpose with good separation from the Tweed River 3.3 Treatment plant is anually monitored for performance and woodlot water quality

3.11 LANDS COMPLEMENTARY TO NIGHTCAP VILLAGE

Intent

Land outside the Village boundary and required for water storage, effluent treatment and disposal, utility easements and the market garden, is used for those purposes.

These lands and their purpose are shown in **Figure 8.**

OBJECTIVES	ACCEPTABLE SOLUTIONS
1. Complementary lands are used and managed for their designated purpose	1.1 Complementary lands are used for the designated purpose or for an ancillary purpose to the designated purpose, eg forestry operations in the case of the treated effluent disposal area 1.2 Complementary lands are held in title and managed by the Nightcap Village Body Corporate

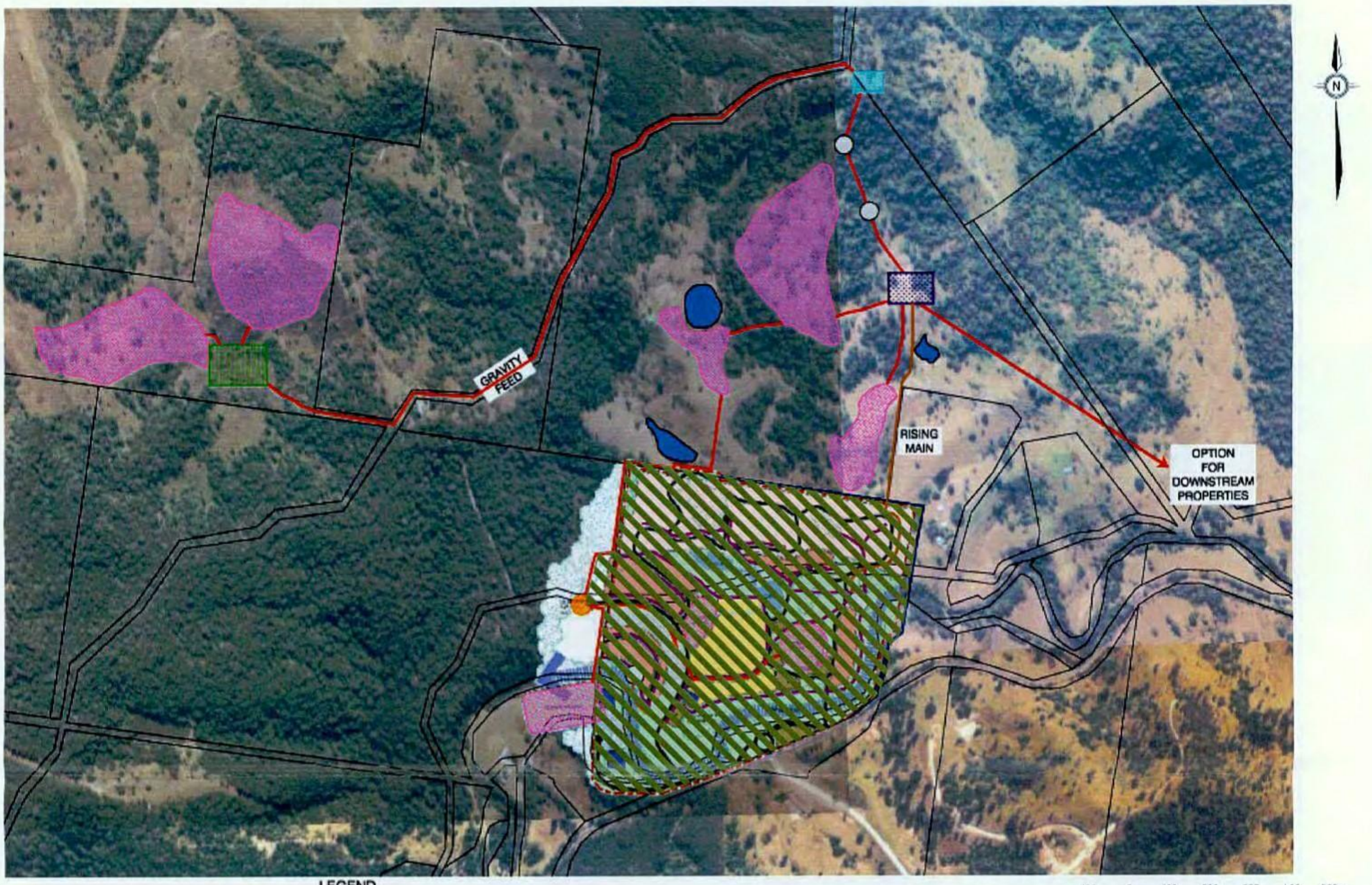


FIGURE 8
Land complementary to Nightcap Village
Uses and infrastructure on land outside the Nightcap Village

4. Development and Infrastructure Staging Plan

4.1 DEVELOPMENT AND INFRASTRUCTURE STAGING PLAN OBJECTIVES

The development and infrastructure staging plan as depicted in **Figure 9** has the following objectives:

Objective 1 – Implement a logical and cost effective development and infrastructure staging sequence.

Objective 2 – Establish essential infrastructure at an early stage of Village development.

Objective 3 – Establish village centre character at an early stage of Village development.

Objective 4 – Minimise the public capital and maintenance cost of infrastructure and facilities.

4.2 INDICATIVE DEVELOPMENT AND INFRASTRUCTURE STAGING SEQUENCE

The development and infrastructure sequence is proposed in three phases as shown in the Table in **Figure 9.**

Most of the essential and major infrastructure components and the basic structure of the town centre are to be established in Stage 1.

The infrastructure sequence within each stage is indicative and will depend on weather, contract arrangements and other relevant factors.

4.3 TIMING OF DEVELOPMENT AND INFRASTRUCTURE

The timing of development and infrastructure depends on the preparation of Precinct Plans, development take-up and development arrangements but an indicative chronology from the development approval date is intended to be:

- Stage 1 – 5 to 8 years
- Stage 2 – 7 to 12 years
- Stage 3 – 10 to 15 years

4.4 STAGES AND MASTER LOTS

To assist the financing and development of the Village, stages or parts of stages may be developed individually as Master Lots providing that the development and infrastructure staging objectives contained in Section 4.1 are not compromised.

STAGE	DEVELOPMENT	INFRASTRUCTURE
1	A. Mixed Village including the Town Square B. Northern Village Lots C. Northwest Village Housing D. North Mixed Village	1. Roundabout on Kyogle Road 2. Tweed River West Bridge 3. Mebbin National Park Road 4. Main Street 5. Village Green 6. Water storage and stormwater treatment 7. Sewer treatment plant and pump station
2	E. Northeast Village Lots F. Northeast Village Housing	8. Village Oval 9. Parking Area
3	G. Main Street Mixed Village H. Oval Village Housing I. River Village Housing J. Tourism Uses	10. Tweed River East Bridge 11. West Road 12. Kyogle Road parking area 13. Oval parking area 14. Market Garden 15. Tweed River footbridge 16. Market Garden footbridge

FIGURE 9
Development and Infrastructure Staging Plan

5. Nightcap Village Management

5.1 THE CONSTRUCTION OF NIGHTCAP VILLAGE

The construction of Nightcap Village including all roads, bridges and utility infrastructure is the responsibility of the owners and the Nightcap Village Owners Corporation.

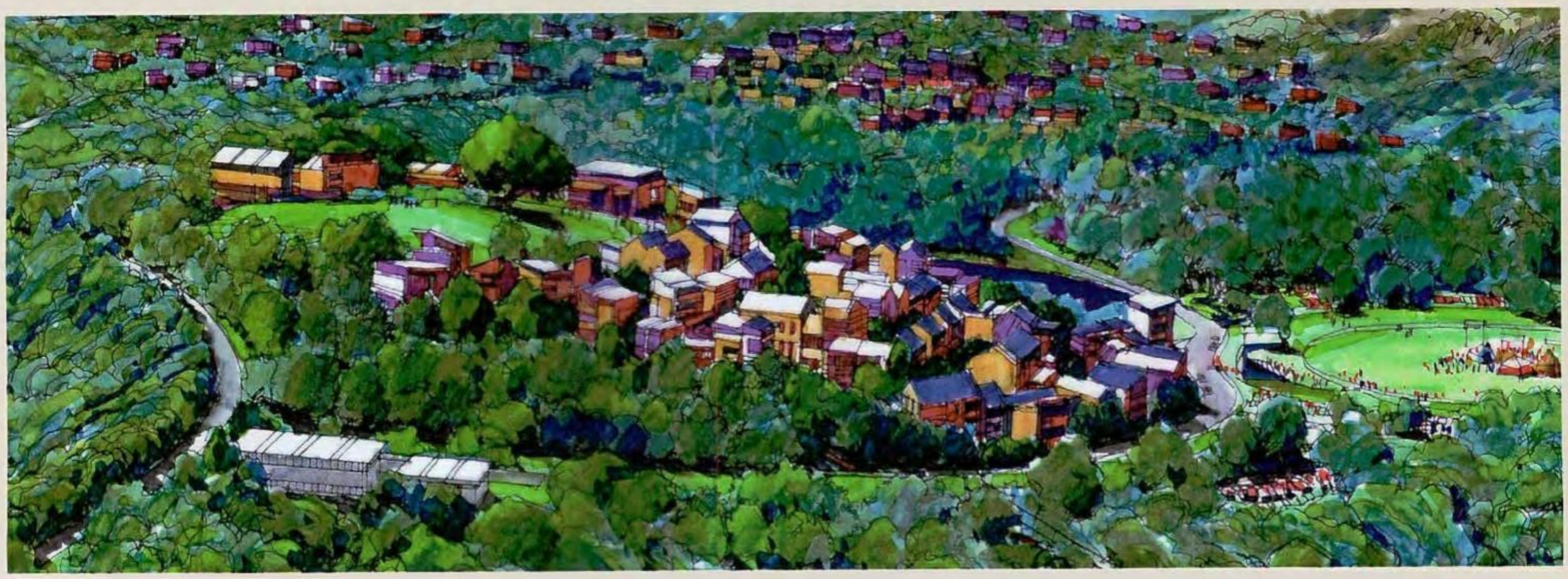
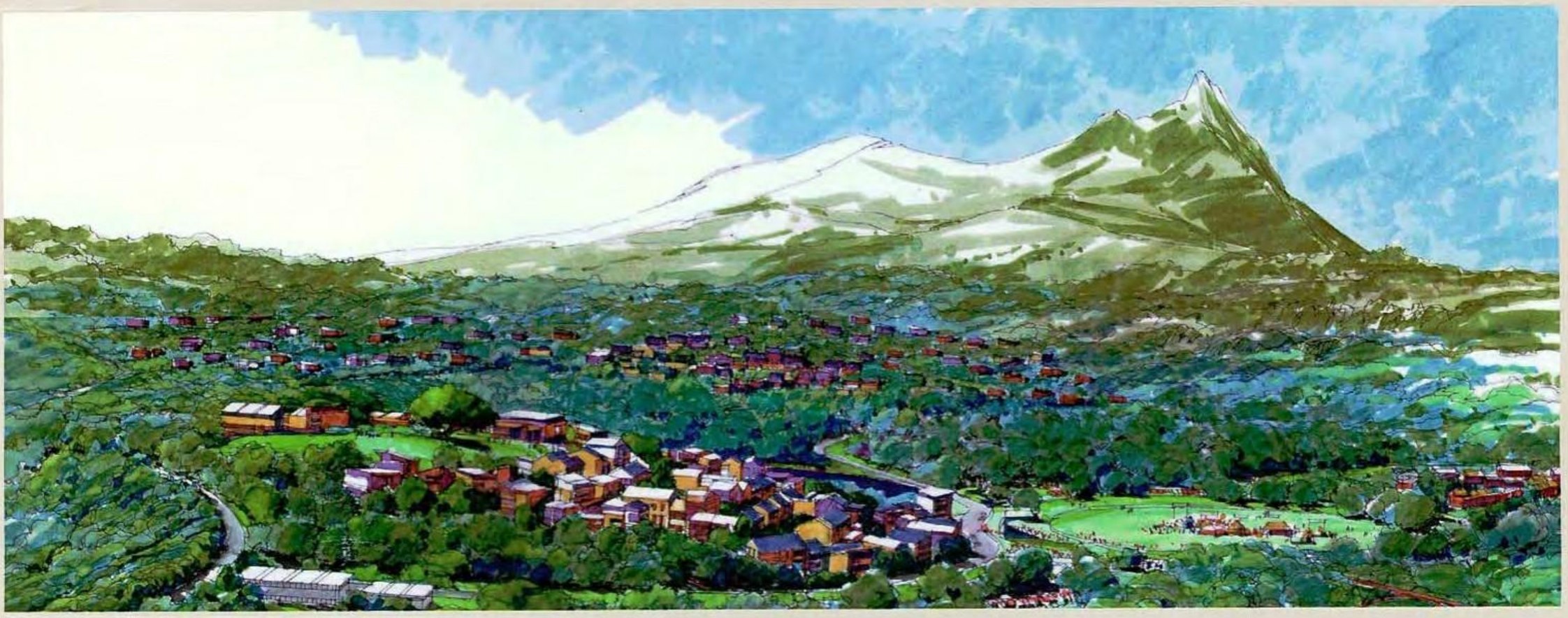
5.2 RESPONSIBILITY FOR MAINTENANCE AND ONGOING MANAGEMENT OF INFRASTRUCTURE AND FACILITIES

The Nightcap Village Owners Corporation will be responsible for the on-going management and maintenance of infrastructure and facilities for the Village including:

- All roads except the Mebbin National Park Road and Main Street as shown in **Figure 2**
- Pedestrian walkways, facilities and footbridges
- Sewer system reticulation, distribution and collection, pumping stations and the sewerage treatment plant
- Water reticulation and collection, pumping and water storage
- Stormwater retention devices, dams and water quality devices
- Parks and recreation facilities including the oval and the village green
- Environmental green space and rehabilitation areas
- Streetscape improvements including paths, trees and verges
- All land complementary to the Village including the market garden, woodlots for effluent disposal, water storage and ancillary easements
- Electricity and telecommunications facilities in accord with agreements with service providers
- Environmental monitoring as required by this DCP or conditions of development.

5.3 NIGHTCAP VILLAGE MANAGEMENT COMMITTEE

The development and on-going management of Nightcap Village will be overseen by an Advisory Committee.

The Advisory Committee will maintain community contact and interest in the project and representation would include:

- the landowner
- a developers representative
- a consultant representative
- a councillor of the Tweed Shire or councillor representative
- An officer of the Tweed Shire
- a community representative living in the vicinity.